

2600 Fresno Street, Third Floor

Historic Preservation Commission Agenda

DON SIMMONS, Ph.D.

Chair

CHRISTOPHER JOHNSON AIA

Vice Chair

Commission Members

PATRICK BOYD

SALLY CAGLIA

TERESA ESPAÑA, M.A.

JOE MOORE

MOLLY LM SMITH

KEITH BERGTHOLD

**Assistant Director, Department
Planning and Development**

DARRELL UNRUH

Secretary, Planning Manager

(VACANT)

Recording Secretary

KARANA HATTERSLEY-

**DRAYTON, M.A. Historic
Preservation Project Manager**

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices, or translators should be made one week prior to the meeting. Please call the Historic Preservation Project Manager at 621-8520.

The Historic Preservation Commission welcomes you to this meeting.

September 28, 2009

MONDAY

5:30 p.m.

**CONFERENCE ROOM A
2nd floor, City Hall**

2600 FRESNO STREET

- I. CALL TO ORDER AND ROLL CALL- 5:30 p.m.**
- II. APPROVE MEETING MINUTES**
 - A. Approve Executive Minutes for August 24, 2009.**
- III. APPROVE AGENDA**
- IV. CONSENT CALENDAR**
- V. CONTINUED MATTERS**

VI. COMMISSION ITEMS

- A. Review and Make Findings on a Formal Application for a Wilson Island Historic District (Council District 01) Pursuant to FMC 12-1610c.**
- B. Review and Make Findings on Non-Permitted Work to the Hopkins Home (HP# 231) 1458 East Divisadero Street Pursuant to FMC 12-1617 and 12-1628.**
- C. Status Report On Courtesy Notice for Violations Under FMC 12-1601 et seq. for the Helm Home (HP# 112, 1749 L Street), the Newman Home (HP#117, 1743 L Street) and the Judge William D. Crichton Home (HR#005, 1718 L Street).**
- D. Presentation by Fresno Leadership Foundation on a Conceptual “L Street Restoration and Preservation Plan.”**

VII. CHAIRPERSON’S REPORT

VIII. UNSCHEDULED ITEMS

- A. Members of the Commission**
- B. Staff**
 - 1. Report on Heritage Property Designation for the Edmund Buck Adobe Located at 6785 West Barstow Avenue.**
- C. General Public**

/X. NEXT MEETING: October 26, 5:30 PM.

X. ADJOURNMENT

Executive Minutes City of Fresno Historic Preservation
Commission Meeting
August 24, 2009

I. Meeting called to order at 5:35 by Chair Don Simmons Ph.D.

Commissioners in Attendance:

Patrick Boyd
Sally Caglia
Kevin Enns-Rempel
Teresa España
Chris Johnson
Molly LM Smith

City of Fresno:

Karana Hattersley-Drayton (Historic Preservation Project Manager)
Keith Bergthold (Interim Director, Planning and Development)
Darrell Unruh, Secretary
Jerry Freeman, RDA
David Martin, RDA

II. Approve Meeting Minutes. Teresa España noted that she also asked about treatment of windows on the Kauke Home. Molly LM Smith observed that Commissioner Johnson was listed as both "Chris" and "Christopher" and did he have a preference? Commissioner Johnson responded that he is fine with "Chris." Molly LM Smith moved and Sally Caglia seconded to accept minutes as modified. Vote 7-0.

III. Approve Agenda. Molly LM Smith moved to accept the agenda as presented. Patrick Boyd seconded and the motion passed 7-0.

IV. There were no items on the Consent Calendar.

V. CONTINUED MATTERS.

- A. Review and Make Findings on the Eligibility of the Dusan Misita Farm Located at 2458 S. Martin Luther King Boulevard (Plan Amendment A-08-007 and Rezone A-08-034) to the California Register of Historical Resources and Fresno's Local Register of Historic Resources.** *(Continued from July 27, 2009).*

Karana Hattersley-Drayton (Historic Preservation Project Manager) redacted points from last month's presentation and showed a brief Power Point. She noted that there have been a series of meetings and discussions with both the potential developer and with the property owner. As a consequence the 3-acre life estate that includes the Misita Farm complex has been removed from the

proposed project. She reiterated staff recommendation that the property appears eligible for the California Register of Historical Resources.

Jeanette Jurkovich (Public) spoke in favor of designation of the site and suggested that the farm may qualify for the National Register of Historic Places.

Sally Caglia and Molly LM Smith stated that they both felt the Misita farm qualifies for the State (California) Register.

Chris Johnson asked about the potential for designation/eligibility on the National Register as well.

Karana Hattersley-Drayton noted that the report indicates a possible eligibility for the National Register, particularly so for the tankhouse, but that there is value under CEQA in landing firmly on a recommendation for the California Register of Historical Resources.

Don Simmons and Teresa España both spoke in favor of the nomination.

Molly LM Smith moved and Sally Caglia seconded to approve recommendation of the determination of eligibility of the Misita Farm to the California Register of Historical Resources. Approved on a 7-0 vote.

B. Review and Make Recommendations on Potential Eligibility of the Harry Edmund Buck Adobe Located at 6785 West Barstow to the Local Register of Historic Resources or as a Heritage Property.
(Continued from May 18, 2009).

Karana Hattersley-Drayton reviewed staff report and noted the importance of the vernacular use of adobe in Fresno. Also, that although the consultant found that the adobe was not eligible to the Local Register of Historic Resources, only the Commission and the Fresno City Council can make this finding. She noted that we have no additional information about whether or not these are Hans Sumpf adobe bricks but suggests that they appear to be made on site as they do not have the color and consistency of Sumpf bricks. Also, she did make contact with Clarence Cullimore, Jr. AIA who forwarded a list of all his father's projects in the San Joaquin Valley, including those of adobe. There is no additional evidence that this small house is connected to Cullimore although Cullimore did design the main residence for the property owners. She reviewed the Heritage Property process. Staff does not find that the Buck Adobe meets the threshold for individual listing on the Local Register but may, pursuant to previous commission review, be eligible as a Heritage Property, with owner consent.

Kevin Enns-Rempel asked staff about the difference between this adobe and that of the Brewer Adobe [located nearby in Highway City].

Karana Hattersley-Drayton noted that age is one difference; also the Brewer Adobe [listed on Fresno's Local Register] consists of three separate building technologies: adobe brick, hard pan and board and batten frame construction.

Chris Johnson asked how the Commission can respond to question of Heritage Property without presence of owner. He also discussed the structural characteristics of the Buck Adobe including the use of reinforcement or a skeleton framework (perhaps) of concrete.

Karana Hattersley-Drayton agreed that this was interesting and visually at least, it reminded her of the post and lintel construction used by the Felchlin Company as easily seen on the side of some of their working buildings.

Molly LM Smith moved that the Buck Adobe was appropriate for designating as a Heritage Property. **Chris Johnson** seconded the motion with a vote of 7-0.

Molly LM Smith moved that the Buck Adobe be placed on the consent calendar for next month, with the hope that the property owner approves designation. **Sally Caglia** seconded. Vote 7-0.

VI COMMISSION ITEMS

A. Review and Make Findings on Demolition Permit Application for 2231 San Joaquin Street.

Commissioner Johnson recuses himself from hearing due to a conflict of interest.

Karana Hattersley-Drayton reviewed the staff report and recommendations and the General Plan and the Departmental Demolition Review policies. Demolition permits are normally considered ministerial under CEQA. Staff concurs with Urbana Preservation and Planning (consultants for the Upper Triangle Areas Historic Survey) that the home located at 2231 San Joaquin Street is not individually eligible for the Local Register.

Darius Assemi (Granville Homes, and representative of applicant) noted that there are ongoing negotiations with One by One for a larger project in the area but nevertheless this property is being considered for a stand-alone in-fill and is currently in escrow with the owner. He also shows power point images of interior of home showing fire damage and deterioration.

Jeanette Jurkovich (Public) noted a mistake in the staff report. According to a lawsuit, *Debatin versus the City of Fresno*, a property does not have to be on a Register. This is a CEQA issue.

Patrick Boyd asked about determination made by consultant. **Sally Caglia** agrees there are nice architectural elements but house has sustained fire damage.

Karana Hattersley-Drayton: One could easily save the house but is that within the staff and Commission's authority?

Don Simmons: Questions the language of a "potential contributor to a potential district." He is concerned about cumulative affect of losing buildings but he also notes the conundrum, that burned home in place lessens chance of new development.

Patrick Boyd: It is the Commission's responsibility to determine historic significance.

Kevin Enns-Rempel, Teresa España and Molly LM Smith all agree that home is not individually eligible to the Local Register.

Patrick Boyd moved and Teresa España seconded to approve staff recommendation that the home does not appear to be eligible for individual listing on the Local Register of Historic Resources. Vote was 5-0-1 with Donn Simmons abstaining.

VI B. Review and Provide Comment Regarding the Notice of Preparation and Initial Study for the Fresno Merger No. 1 Redevelopment Plan Amendments Project (RDA).

Darrell Unruh reviewed the Notice of Preparation and possible options for the Historic Preservation Commission to consider in response as outlined in the staff report.

Karana Hattersley-Drayton added the importance of having policies that address sub-surface (archaeological) deposits.

Jerry Freeman (RDA) notes that page 24 of the Notice of Preparation outlines a proposed change of mitigation measures. He is here to listen to any Commission comments for preparation of the draft EIR.

Chris Johnson and Sally Caglia both are concerned about lack of time for review and complexities of document.

Joe Moore (5201 N. Maple, Clovis). He notes two issues of interest: 1) The implication in document that there are no tunnels in Chinatown and 2) infeasibility of doing a historic survey in the South Van Ness Industrial Area. If it was once feasible to do a survey, why is it not feasible now? He speaks against recommendation by RDA of doing surveys on a case-by-case basis as this

potentially wastes a developer's time and resources. Also one can miss the big picture: the context and potential historic districts.

Don Simmons agrees survey contracts need to specifically require archaeological studies.

Karana Hattersley-Drayton notes that the RFPs for the Fulton Corridor Specific Plan now include historic surveys for several of the RDA plan areas.

Chris Johnson: case by case project surveys have caused problems. The City and RDA should cooperate on intensive surveys.

Open discussion among commissioners Espana, Boyd, Smith regarding importance of surveys, availability of professionals to do survey work, possible ways to collect fees for surveys and importance of having historic survey work in advance of an actual project.

Kevin Enns-Rempel redacts possible options and recommendations for response to RDA.

Motion by Enns-Rempel and seconded by Molly LM Smith: Staff to draft letter to RDA that

- Recommends that the historic survey, as initially required for the South Van Ness Industrial Area as a mitigation measure (3.15-5), be retained;
- 2) Recommends against project-by-project historic surveys but strongly supports comprehensive surveys performed to State standards, prior to development proposals. Ultimately these surveys provide a baseline of information that is useful in potential development and which may in fact prove to more cost efficient and less contentious;
- 3) Supports the development of a historic survey protocol and potential MOU/MOA between the City's Planning and Development Department and the RDA that would address standards, funding, cost-sharing and a protocol for accepting and/or adopting the survey findings by the Commission and Council (please see staff report, as attached);
- 4) Archaeology needs to be addressed in the SEIR; Commission supports inclusion of the State of California's Office of Historic Preservation protocols for sub-surface resources;
- 5) Include within the SEIR an updated list of historic surveys that have been completed over the past 10 years, with a list of potential historic districts, as called out in these surveys.

Motion carried on 7-0 vote.

VII. CHAIRPERSON'S REPORT

Don Simmons (Chair) and Chris Johnson (Vice-Chair) mentioned that they propose a Commission retreat to discuss goals and directions, CEQA, etc.

Don Simmons reiterates the need for a Recording Secretary for the Commission.

VIII. UNSCHEDULED ITEMS

A. Members of the Commission

Patrick Boyd announced that he will not be able to attend the next meeting. **Chris Johnson** asked staff about the status of the Sparkies Electronics sign.

B. Staff - none

C. General Public

1. Report from One by One on Status of Compliance Agreement and Preservation Plan for the Helm Home (HP# 112) and the Newman Home (HP# 117).

Mike Zachry (Fresno Leadership Foundation) reported that they have met with engineering staff. Both the Newman Home and the Helm Home are in worse condition than previously thought. They have engaged Commissioner Chris Johns to work with contractor Gary Cantron. The organization is aggressively marketing the buildings to interested individuals in the event that mothballing expenses exceed their economic resources.

Karana Hattersley-Drayton reminded the Commission that they issued a Courtesy Notice to the property owners for houses on both sides of L Street under the Historic Preservation Ordinance's Minimum Maintenance Standards last February. City staff has also met proactively with One by One staff and with Granville Homes regarding a compliance agreement and escrow provisions that would provide some funds for stabilization of the historic properties on the West side of the street.

Mike Zachry elaborated on the sales agreement with Granville Homes: Granville would acquire the east side of the street as well as the Bean Home [1705 L Street]. As part of this agreement One by One was to put money towards the Helm and Newman Homes.

Darius Assemi (Granville Homes) asked what is the amount of fines under the Minimum Maintenance standards of the HPO and what is the protocol for mothballing the buildings?

Karana Hattersley-Drayton reported that the draft procedures include sliding scales of fines.

Mike Zachry asked whether the Commission could waive fines if progress is made on restoration.

New Unscheduled Item:

Jeannette Jurkovich (Public) raised concerns over the review and approval of the proposed Warehouse Row Project and spoke to discrepancies she feels are evident in the City/Commission's CLG agreement and environmental review under CEQA. Most recently the City has adopted a Finding of Conformity for the project which she thinks is not appropriate. She asks that the HPC review the project again prior to submittal to the Planning Commission. She maintains that the project has changed since the Commission reviewed it, with the addition of the infrastructure upgrades and landscaping to the parking lot immediately east of the complex, and with the partial vacation of two streets.

Don Simmons mentioned that he had been contacted about the project and felt that it did not need to return yet again to the Commission. He proposed that a sub-committee be appointed to look at the current plans with staff.

Chris Johnson observes that the sub-committee would have to include those commissioners that previously reviewed the proposed project. It is "water under the bridge for new folks."

[Ms. Jurkovich speaks from the audience and thus it is difficult to hear her comments. She states that it is her belief that there are not adequate mitigation measures in place to ensure compliance...]

Don Simmons: Appoints sub-committee of Molly, Kevin and Don to meet with staff. The sub-committee in conversation with the staff would also make the decision as to whether to place the issue on the September 28th agenda or not.

Darrell Unruh notes that he has no problem providing all the information on this proposed project to all the Commissioners. Commissioners are also welcome to speak individually on the agenda for the Planning Commission. Staff will take under advisement the information and request provided by Ms. Jurkovich. Staff can also place this item on the agenda for the next Commission meeting if it is deemed appropriate and necessary.

Don Simmons: Redacts statement made previously: that sub-committee and staff will look at project materials and two entities will decide whether this needs to be on the agenda in September.

Molly LM Smith and Sally Caglia seconded motion that sub-committee as appointed by the Chair (Molly, Kevin and Don) meet with staff to review Warehouse Row project and to recommend whether or not the issue needs to be formally reviewed again by the entire Commission. Vote: 7-0.

Meeting adjourned 8:25 (estimate)

**Respectfully submitted,
Karana Hattersley-Drayton
Historic Preservation Project Manager**

Attested to:

Don Simmons Ph.D. Chair

Darrell Unruh, Secretary

September 28, 2009

FROM: KEITH BERGTHOLD, Assistant Director
Planning and Development DepartmentTHROUGH: DARRELL UNRUH, Planning Manager
Secretary, Historic Preservation CommissionBY: KARANA HATTERSLEY-DRAYTON
Historic Preservation Project ManagerSUBJECT: Review and Make Findings on a Formal Application for a Wilson Island
Historic District (Council District 01) Pursuant to FMC 12-1610c.

APPROVED BY

DEPARTMENT DIRECTOR

RECOMMENDATION

Staff recommends that the Historic Preservation Commission review the attached Historic Property Survey Report and Local Historic District Nomination for the Wilson Island and hold a public hearing. The Commission should consider whether the formal application is complete and consistent with the requirements for a historic district pursuant to Section 12-1610 of the Fresno Municipal Code. Staff recommends that the Commission find that the 6-block Wilson Island meets the requirements for a Local Historic District under Criteria i, ii, iii and iv of Section 12-1607(b) of the Historic Preservation Ordinance. The Commission's recommendation for a nomination to the Local Register will be forwarded to the City Council for consideration as provided by the Historic Preservation Ordinance. The potential District has been publicly noticed in the *Fresno Bee* and a letter which included information about the options for design review for the proposed District was sent to all property owners as required by the City's Historic Preservation Ordinance.

EXECUTIVE SUMMARY

In June 2004 several residents of the 6-block Tower District neighborhood known as the "Wilson Island" met with City staff to propose a historic district. Boundaries for the proposed historic district include the six blocks bounded by N. Echo Avenue on the west, East Carmen Avenue on the north, the northern side of East Floradora Avenue on the south and the back side of the commercial lots along North Wishon Avenue on the east. An initial application for the District was prepared and approved by the Historic Preservation Commission at a public hearing on July 26, 2004. Staff met with the property owners on August 6 and September 24, 2004 and over the next year a neighborhood committee collected signatures on consent forms from 80% of the property owners. Most recently, staff and the Commission Chair met with property owners on September 5, 2009. Staff with support from the Wilson Island committee (in particular Dr. Jeannine Raymond) has now documented all the properties within the proposed district. Of the 80 single and multi-family residences, 78 appear to be contributors to the proposed Wilson Island Historic District.

BACKGROUND

The "Wilson Island" is located within Fresno's Tower District and encompasses 80 properties which are within the larger Wilson's North Fresno Tract, a subdivision first developed in 1908 by Rosanna C. Wilson and her son A. Polette Wilson. The name "Wilson Island" is a local (emic) term which refers to the initial plan for the neighborhood. Although Wishon and Echo now connect to

McKinley both streets once were designed to dead-end at Carmen Avenue, thus forming a backwards P shape, or "island." The District boundaries are concurrent with the residential buildings within this "P" and the neighborhood's long-term identity.

The Wilson Island is one of the most architecturally distinct neighborhoods in Fresno, with a mix representing the major styles prevalent during the period of 1910-1954. Several of the homes were designed by prominent local and regional architects (and/or building firms) including Charles E. Butner, William D. Coates, Richard F. Felchlin, Swartz and Ryland, Taylor-Wheeler Builders, Manoog Manoogian, etc. A few architects also lived in "The Island," although it is of interest that their homes are among the more modest. The intellectual elite of Fresno relocated to this neighborhood, and their access to Fresno's downtown business district was made easier by the extension of the street car line in 1908. Property owners included William Blasingame and Lena Shaver, the widow of Charles Shaver for whom Shaver Lake is named; Olin Everts, attorney and political leader; Frank Bradford, owner of the Valley's largest baking company; banker Barton Einstein; and Milo Rowell, manager of the largest produce firm in the San Joaquin Valley; William Eilert, owner of the Fresno Brewery; Dr. Frank Twining, founder of Twining ("We Test Anything") Laboratories; Louis Gundelfinger, banker, etc. Of interest are the numbers of individual women who purchased and developed homes in the Island, encouraged perhaps by the tract developer, Rosanna C. Cooper. A sense of community was strengthened by the number of families with multiple homes in the neighborhood. From an earlier era when people lived in more economically mixed neighborhoods, the Wilson Island represents a move to a new "suburbia," based to some extent on social standing and education.

The District appears to be eligible for Fresno's Local Register of Historic Resources pursuant to FMC 12-1607(b) under Criteria i, ii, iii and iv. The District also appears to be eligible to the National Register of Historic Places although separate forms will be required for this nomination. The neighborhood has been "called out" as an area of architectural and historical note in both the Tower District Specific Plan of 1991 and Virginia and Lee McAlester's A Field Guide to America's Historic Neighborhoods and Museum Houses: The Western States (1998:47-48). Five homes are individually listed on the Local Register of Historic Resources and an additional property was recently designated as a heritage property. Of the 80 properties, all but two appear to be contributors to a Local Historic District.

Attachments: Exhibit A - "Historic Property Survey Report and Local Historic District Nomination For the Wilson Island, Fresno, California," Prepared by Karana Hattersley-Drayton, and Dr. Jeannine Raymond, September 2009.
Exhibit B - Section 12-1610 of the Fresno Municipal Code (Historic Preservation Ordinance).



REPORT TO THE HISTORIC PRESERVATION COMMISSION

AGENDA ITEM NO. VIB
HPC MEETING: 09/28/2009

September 28, 2009

FROM: KEITH BERGTHOLD, Assistant Director
Planning and Development Department

THROUGH: DARRELL UNRUH, Planning Manager
Secretary, Historic Preservation Commission

BY: KARANA HATTERSLEY-DRAYTON
Historic Preservation Project Manager

APPROVED BY

DEPARTMENT DIRECTOR

SUBJECT: REVIEW AND MAKE FINDINGS ON NON-PERMITTED WORK TO THE HOPKINS HOME (HP #231) 1458 EAST DIVISADERO STREET PURSUANT TO FMC 12-1617 AND 12-1628.

RECOMMENDATION

Staff recommends that the Historic Preservation Commission review the attached survey form and recent photos of the Hopkins Home (HP# 231) and hold a public hearing. Staff further recommends that the Commission consider its authority under Section 12-1628 of the Historic Preservation Ordinance and require the current owner to remove the new slider on the façade which was installed without permit or review and to reinstall the French doors that were removed.

BACKGROUND

The Hopkins Home was designated as a historic property by the City Council at a public hearing on October 16, 2001. The 2-story American Foursquare residence was built in 1909 in a Colonial Revival style for Ethan L. Hopkins, D.D.S. The home was found eligible under Criteria B and C for its association with a prominent family and as an outstanding example of its style and design. In August 2009 the new property owner began work on the residence, some of it which was not permitted and thus not reviewed by either staff or the Commission as required under FMC 12-1617. This non-permitted work included removal of outbuildings from the rear yard and changes to the façade. In particular, the original French doors on the principle elevation were removed and a new horizontal slider was inserted. During the week of August 24, 2009, Code Enforcement Division Staff, acting on behalf of the Historic Preservation Project Manager, visited the property and posted a stop order. On August 31, 2009 Preservation staff spoke to representatives of the property owner and explained the violations. A letter to the owner was sent on September 10, 2009 which memorialized this conversation and the nature of the unpermitted work (see attached).

The Historic Preservation Commission, under FMC Section 12-1628, may require a property owner to "reasonably restore the building, structure, object or site to its appearance or condition prior to the violation, under the guidance of the Development Department." As the change to the façade adversely affects the historic character of this home, staff recommends that the Commission require that the owner restore the French doors to the property's 2001 appearance.

Attachments: Exhibit A - California Department of Parks and Recreation Primary Record for 1458 East Divisadero, Prepared April 2001 by Dolores Mellon.
Exhibit B - Photos of Façade, Hopkins Home September 2009.
Exhibit C - Letter to Ernesto Rosas, 10 September 2009.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or #: (Assigned by recorder) _____

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Fresno

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.

c. Address 1458 East Divisadero Street City Fresno Zip 93721

d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Assessor's Parcel #466-101-23

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A two story Colonial Revival Box, the Hopkins Residence was constructed circa 1909. An imposing structure, it is built on a brick foundation and is wood framed. Horizontal lap siding sheaths the facade. Fenestration is predominantly rectangular, double hung, wood sash, however some windows are square casement. The front facade is graced by two doorways. The primary entrance is the most elaborate element found on the home's exterior. A security screen door obscures the original multi-paneled oak door which has a large, single-pane window. Sidelights flank the door. To the east of the main entry is located a pair of multi-paned doors with similar paired screen doors. Access from the outside to the living room is gained through this doorway. A nearly full-width porch, with wood planks covering brick for flooring, shelters the entrance. The simple hipped roof is supported by six Doric columns. While the first floor facade is not symmetrical, the second story is, with two double hung windows flanking a single casement. Modifications to the home's exterior are limited to the south and west facade, most notably the enclosure of a portion of the fenestration on the original sleeping porch. There are several rear windows on the first floor that have been boarded up. Many of the windows have security bars covering them. Typical of the Colonial style is the hipped roof with boxed eaves. The wide overhang and exposed rafters are less common in Colonial Revivals, however, and never seen in original colonials.

Once dominated by turn of the century homes, Divisadero is now characterized by vacant parcels and modern infill. The Hopkins Residence is one of the few original homes still remaining on this street. This two story Colonial Revival Box has undergone modifications over the years and exhibits signs of neglect.

The residence is situated on a double lot at the southwest corner of East Divisadero and Glenn Avenue. The front facade faces north, opening on Divisadero. A single story garage, located to the south of the home fronts Glenn. The detached structure is styled after the main building, with horizontal wood siding and a hipped roof with exposed rafter beams. Entry to the garage is via paired wood doors. Two additional detached garages are also at the rear of the home, one dating from 1936. Landscaping is mature, with much of it dating from the home's construction.

* P3b. Resource Attributes: (List attributes and codes) HP2

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

Attached

P5b. Description of Photo: (View, date, accession #) Facing south from north

*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric ☐ Both

1909(e)

*P7. Owner and Address:

Gloria L. Castaneda

1458 East Divisadero

Fresno, CA 93721

*P8. Recorded by: (Name,

affiliation, and address) Dolores Mellon

City of Fresno

2600 Fresno Street, Room 3076

Fresno, CA 93721

*P9. Date Recorded: 04/2001

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

NRHP Status Code 5

*Resource Name or #: (Assigned by recorder) None

- B1. Historic Name: The Hopkins Residence
B2. Common Name: The Castaneda Residence
B3. Original Use: Residence B4. Present Use: Residence
* B5. Architectural Style: Colonial Revival
* B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed circa 1909, the home has undergone moderate alterations in its 90+ years, including replacement of original roofing, security window bars and doors, boarding of some rear windows and enclosure of a portion of the second story sleeping porch.

- * B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____
* B8. Related Features:

Three garages located to the south of the home.

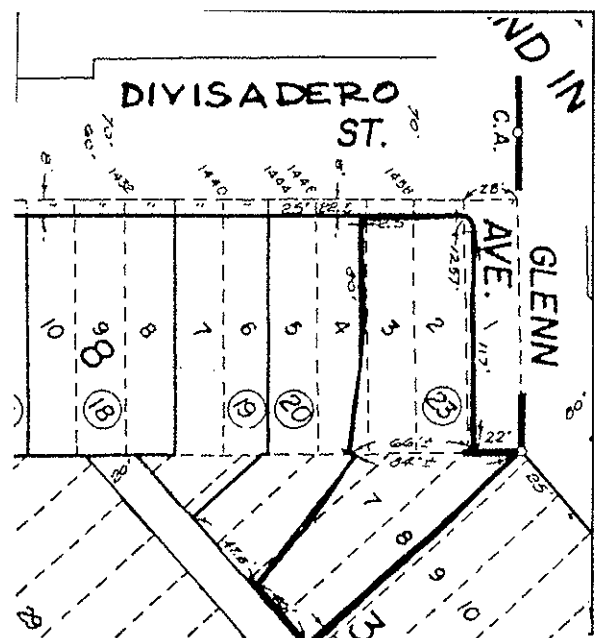
- B9a. Architect: Unknown b. Builder: Unknown
* B10. Significance: Theme Residential Architecture Area Fresno
Period of Significance 1909-Present Property Type Residential Construction Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Hopkins Residence is significant as one of the few remaining turn of the century structures still extant in this area of Fresno and for its 45+ year ownership by a notable Fresno family. Research indicates that the home was constructed for Ethan Littlar Hopkins, D.D.S. (1876-1940). Ethan was born in Iowa to Reverend Josiah L. Hopkins and Mary Elizabeth Duncan of Missouri. Reverend Hopkins' work took the family to California when Ethan was just a boy. By the time Ethan was 18, the family had emigrated from Sacramento to Fresno. Upon graduation from the California School of Dentistry, Ethan returned to Fresno to apprentice with his brother-in-law, John C. Cooper, D.D.S. Soon after the two dentists were partners, sharing an office at 2030 Mariposa. In 1925, 49 year old Hopkins married Mary Elizabeth Murphy (1882-1958). Ethan and Mary shared the home on Divisadero while Ethan continued his practice and remained active in Fresno civic affairs. He was a member of the Fresno Masonic Order, Lodge #247. Mary, a nurse, worked at Fresno County General Hospital. Ethan died at home in December 1940, the victim of a heart attack. Mary continued to live at their home until 1953 when she opened a nursing home at 402 North Calaveras. She retained ownership of the property, however, until her death in 1958. By late 1958 the property was purchased by Lyler Persh.

In 1974 the Castaneda Family moved into the home, purchasing it in 1977. Gloria L. and Henry Castaneda raised three daughters in the home. Henry was a missionary in Mexico prior to relocating to Fresno. Gloria still resides in the home.

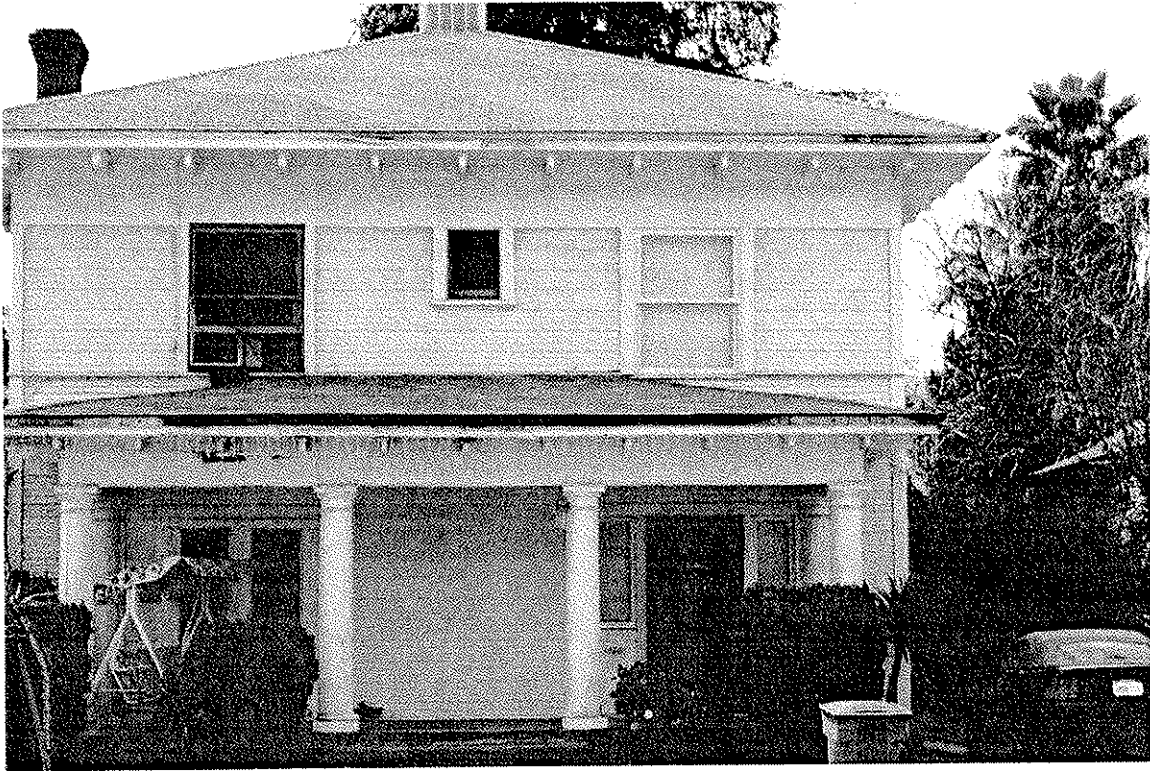
- B11. Additional Resource Attributes: (List attributes and codes) HP2
* B12. References: Polk Directory, 1900-1960; City of Fresno Historic Preservation Files; Development Department Building Records; Fresno Bee, 12/09/1940, and 01/16/1958; Sanborn Fire Insurance maps; County of Fresno Death Records; Interview with Current Owner.
B13. Remarks: None
* B14. Evaluation: Dolores Mellon, Historic Preservation Specialist, City of Fresno

- * Date of Evaluation: 04/2001



THE HOPKINS RESIDENCE
1458 EAST DIVISADERO STREET

1. Front facade, from
north to south.



2. South facade, from
southwest to northeast.





Planning and Development Department

John Dugan, Director

2600 Fresno Street, Third Floor
Fresno, California 93721-3604
(559) 621-8003 FAX (559) 498-1012

Please reply to:
(559) 621-8520

September 10, 2009

Mr. Ernesto Rosas
c/o Ray Castillo
2810 S. Elm
Fresno, CA 93706

Dear Mr. Rosas:

During the last week of August staff from the City's Code Enforcement Division placed a stop order for unpermitted work at your property located at 1458 East Divisadero Street. This property, known as the Hopkins Home, is on the Local Register of Historic Resources (HP# 231). The removal of the French doors from the façade and the insertion of a horizontal slider 1) required a building permit which was not obtained and 2) required approval from the Historic Preservation Commission pursuant to Section 12-1617 of the Fresno Municipal Code.

As I explained in my telephone conversation with Mr. Castillo (on your behalf) historic property owners must use the Secretary of Interior's Standards for the Rehabilitation of Historic Properties. In short, one repairs or replaces defective, broken materials with "in kind." One does not remove an original door or window from the façade of a building.

The changes you have made to the façade of the Hopkins Home will be discussed at the September 28, 2009 public hearing of the Historic Preservation Commission. The meeting will be held here at City Hall, 2600 Fresno Street in Conference Room A, 5:30 PM. I will send you an actual agenda closer to the meeting date. The current look of the home will be compared to the photos of the property taken when the house was first placed on the Local Register. I am attaching the original survey form and photo taken in 2005. Under Section 12-1628 of the Fresno Municipal Code the Commission may require you to restore the French doors and remove the slider.

Please do not hesitate to call me should you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Karana Hattersley-Drayton".

Karana Hattersley-Drayton
Historic Preservation Project Manager
City of Fresno

Enc.

xc Don Simmons Ph.D. (Chair, Historic Preservation Commission)
Darrell Unruh, Planning Manager (Secretary, Historic Preservation Commission)



REPORT TO THE HISTORIC PRESERVATION COMMISSION

AGENDA ITEM NO. VIC
HPC MEETING: 09/28/2009

September 28, 2009

FROM: KEITH BERGTHOLD, Assistant Director
Planning and Development Department

THROUGH: DARRELL UNRUH, Planning Manager
Secretary, Historic Preservation Commission

BY: KARANA HATTERSLEY-DRAYTON
Historic Preservation Project Manager

APPROVED BY

DEPARTMENT DIRECTOR

SUBJECT: STATUS REPORT ON COURTESY NOTICE FOR VIOLATIONS UNDER FMC 12-1601 ET SEQ. FOR THE HELM HOME (HP# 112, 1749 L STREET), THE NEWMAN HOME (HP #117, 1743 L STREET) AND THE JUDGE WILLIAM D. CRICHTON HOME (HR#005, 1718 L STREET)

RECOMMENDATION

Staff recommends that the Commission receive this status report on the condition of the designated historic buildings listed at 1749 L Street, 1743 L Street and 1718 L Street and hold a public hearing. Staff proposes to return to the Commission at the October 26, 2009 public hearing with a final draft of the Policy and Procedures Manual for Enforcing the Historic Preservation Ordinance which will include a sliding scale for penalties and fees. After adoption of a final draft of the Manual the Commission may choose to request that the City assess the property owner for violations under the Historic Preservation Ordinance.

BACKGROUND

At its February 23, 2009 public hearing the Historic Preservation Commission requested that staff pursue formal action under the Minimum Maintenance provisions of the Historic Preservation Ordinance regarding the properties listed at 1749 L Street, 1743 L Street, 1718 L Street and 2221-2223 San Joaquin Street. On February 27, 2009 a formal letter was sent to the property owner, Fresno Leadership Foundation, which specifically cited violations of the Minimum Maintenance standards as listed under 12-1626 (see attached). A time frame to address these violations was set with a September 1, 2009 deadline.

Previously the Commission reviewed a draft Procedures Manual for Enforcing the Historic Preservation Ordinance at the January 26, 2009 public hearing. Comments from the Commission and the public were solicited at this meeting and are being considered for incorporation into a final draft of the Manual. This Manual will allow the Commission to enforce the Minimum Maintenance standards and offer an alternative to the Notice and Order process currently followed by the Code Enforcement Division which offers two alternatives: repair or demolition. As demolition of a historic property is usually not a desired goal it is imperative to have protocols and procedures in place to support the Historic Preservation Ordinance.

Over the past several months there has been no change in the status of the condition of the properties owned by the Fresno Leadership Foundation, with two exceptions. On April 27, 2009 the property owners requested that the Historic Preservation Commission rescind the Heritage Property designation for the Burkes Home, located at 2221-2223 San Joaquin Street pursuant to FMC 12-1612 (d). The home had previously suffered a fire which burned the entire second floor and the back addition. On a 2-3-0 vote the motion to accept the staff's recommendation to de-list the building, due to loss of integrity, did not pass.

More recently, on September 18, 2009, the Newman Home (1743 L Street) suffered a devastating fire. Damages to this building are currently being assessed.

Over the summer City planning, building and code enforcement staff met on several occasions with the property owners as well as with a potential developer, to find a reasonable solution to both the maintenance issues at these properties as well as a potential for an in-fill project on the east side of L Street. Conceptual plans for a new mixed use project were presented to the Commission at the June 22, 2009 meeting. The former CEO for the Fresno Leadership Foundation also presented an update on the Foundation's preservation plan at the August 24, 2009 hearing of the Commission and is here tonight to present a formal plan to the Commission.

City staff supports a fair and reasonable resolution to the severe longstanding maintenance issues which are still evident at these historic properties. However, the Commission should consider its authority to levy fines against the property owner once a formal Manual is adopted and in place should progress towards the stabilization of the buildings not be clearly evident by the October 26 Commission meeting.

Attachments: Exhibit A - Letter to Mike Zachry, Fresno Leadership Foundation, 27 February 2009.



2600 Fresno Street, Third Floor
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(559) 621-8003 FAX (559) 498-1012

Planning and Development Department
Keith Bergthold, Interim Director

Please reply to:
(559) 621-8520

February 27, 2009

Mike Zachry
Fresno Leadership Foundation
1727 L Street, #101
Fresno, CA 93721

Dear Mr. Zachry:

At its February 23, 2009 public hearing the City's Historic Preservation Commission directed staff to pursue formal action under the Minimum Maintenance provisions of the Historic Preservation Ordinance. Attached is a Courtesy Notice detailing the failure of your organization, One by One Leadership Foundation/Fresno Leadership Foundation ("Foundation"), to respond to numerous violations under the Ordinance (FMC 12-1601 et seq.)

It is the intent of this letter to clarify the concerns which the Historic Preservation Commission, the Fulton-Lowell Design Review Committee, and Planning and Development staff have raised over the past three years regarding several of the designated historic properties owned by the Foundation. It is also the hope of all involved that the Foundation can respond to these concerns as quickly as possible. However, failure to address these violations in a timely fashion will lead to a Notice and Order and subsequent fines of up to \$10,000 per violation.

As a reminder, the Commission and its staff have worked with your organization over the past several years in good faith to assist the Foundation in both its program goals and in the restoration of these historic properties, which remain some of the City's "crown jewels," Specifically:

- **October 23, 2006:** The Historic Preservation and the Fulton-Lowell Design Review Committee held a joint public meeting to discuss historic issues with the Foundation. Topics included 1) the Foundation's short and long-range plans for restoration and preservation of the various historic properties, and 2) review of the minimum maintenance reports on six of the seven properties owned by the Foundation.
- **February 7, 2007:** Planning and Development Department staff met with you and Don Eskes regarding plans to rebuild the Burks home which had recently burned, the potential subdivision of the lot at the northeast corner of San Joaquin and L Street, and how best to market the properties and raise funds for restoration. At that time staff recommended that the Foundation apply for a CDBG grant for façade improvements.
- **February 26, 2007:** Foundation staff presented a report to the Historic Preservation Commission. The Commission minutes include the following: "Mr. Estes commented

One by One Minimum Maintenance Courtesy Notice

that the fire damaged building on San Joaquin was completely covered with insurance and that they will replace it with all anticipated code updates. On "L" Street, the Judge Creighton home should be completed by December, 2007, and has only minimum roofing issues. CDBG funds are helping with the restoration issues at three of the "L" Street houses, including roofing, painting, and blight outside of the structures. All deferred maintenance issues should be resolved with the grant."

- **March 8, 2007:** Letter from Historic Preservation Commission Chair, Kevin Enns-Rempel in support of the Foundation's CDBG grant request for funds to help with façade improvements for 1717, 1743 and 1749 L Street.
- **April 2, 2007:** Reports completed by the Department's consultant, Joe Burke, under the Minimum Maintenance standards of the City's Historic Preservation Ordinance for properties owned by Fresno Leadership Foundation mailed to Foundation (see additional copies as attached).
- **May 15, 2007:** Staff meeting with Restoration Team (Yosemite Drafting and Design Company) over rebuild of the Burks Home.

In addition to other numerous calls and consultations, Department staff also met at the Foundation offices with staff and potential stakeholders to discuss creative solutions to marketing the various buildings in the campus.

The following properties owned by the Foundation continue to have multiple violations under the Minimum Maintenance Provisions of the City's Historic Preservation Ordinance (FM 12-1626) as recorded in 2006 by the City's consultant Joe Burke and through a site visit by the City's Historic Preservation Project Manager on February 4, 2009. With minor exceptions the violations noted are for exteriors only and were made from the public right-of-way. Based upon the condition of the exteriors it is assumed that there are multiple violations on the interiors of these buildings as well:

The Helm Home (1749 L Street, HP #112):

The Helm Home has the most critical issues of all the Foundation's historic properties and is probably the most important historically and architecturally. Structural issues appear severe with cracks in exterior that extend through the masonry; particularly critical is the cantilevered northeast corner of the façade. In addition, the cornice of the roof is in poor repair and the lack of support for a portion of the garage is equally alarming (see attached report and photos). Recent interior visits by private potential investors also indicate that there are significant animal feces inside.

Violations of FMC 12-1626(1), (4), (5).

The Newman Home (1743 L Street, HP#117)

This 1911 home is currently vacant and boarded. There are numerous breaks in the wood shingle cladding, damaged cornice materials, broken stairs and steps.

Violations of FMC 12-1626 (1), (4), (5) (8).

One by One Minimum Maintenance Courtesy Notice

Dr. Floyd L. R. Burks Home (2221-2223 San Joaquin Street, HR #006)

The Burks Home was in excellent condition when on May 22, 2006 it was listed as a heritage resource upon request of One by One staff (see attached primary record from 2.8.06). Due to a fire in the adjacent property the Burks home sustained severe fire damage in late 2006. The Foundation reported that the building had 100% insurance coverage and would be rebuilt using the Secretary of Interior's Standards. Foundation staff and their consultants met with City staff on May 15, 2007 to discuss the protocol. As of February 5, 2009, the building has neither been repaired nor demolished.

Violations of FMC 12-1626 (3) (4) (5) (8) (9) (10).

The Judge William D. Crichton Home (1718 L Street, HR #005).

Other than a new roof, there are no apparent changes to the condition of this building since it was designated a heritage resource upon request of the Foundation. There are broken windows on the former sleeping porch.

Violations of FMC 12-1626 (8)

It is important to note that two historic buildings owned by the Foundation, 1727 L Street (The Long/Black Home) and 1705 L Street (The Bean Home) appear to be in good to excellent condition. In addition, all lawn areas at the various historic properties are well tended.

Time Frame to Repair Violations:

Due to the number of properties owned by the Foundation, but also in light of the extended length of time that has occurred since the Commission and staff first brought these conditions to the attention of the Foundation, we recommend that all serious maintenance issues (versus cosmetic ones such as exterior paint) be completed no later than **September 1, 2009. The one exception is that we request that new supports be attached immediately to the underside of the overhang on the garage at the Helm Home.** This area poses an eminent threat to public health and safety.

Enforcement Action:

If these violations continue unabated enforcement action in the form of a Notice and Order, which will include violations of state and local law other than the Historic Preservation Ordinance, will follow with fines up to \$10,000 per violation, as allowed under FMC 12-1628. As always the Commission and city staff are willing to work with the property owners to reach a fair and equitable solution, but not at the expense of the further destruction of these historic resources.

Sincerely,

Karana Hattersley-Drayton
Historic Preservation Project Manager
City of Fresno

One by One Minimum Maintenance Courtesy Notice

Copy: Bill Smittcamp, President (One by One Leadership Foundation)
Keith Bergthold, Interim Director (Planning and Development Dept.)
Jerry Bishop, Assistant Director (Planning and Development Dept.)
Darrell Unruh, Planning Manager (Secretary, Historic Preservation Commission)
Don Simmons, Ph.D. (Chair, Historic Preservation Commission)
Charlotte Hylton, Deputy City Attorney

Enc. Minimum Maintenance reports for 1749 L Street and 1717 L Street.
Additional photos of 1749 L Street, 1717 L Street, 1718 L Street and 2221-23
San Joaquin, 4 February 2009.
Primary Record for 2221-23 San Joaquin
City of Fresno Historic Preservation Ordinance

Photos, February 4, 2009



Helm Home (HP# 112)



One by One Minimum Maintenance Courtesy Notice



Newman Home (HP#117)



Dr. Floyd L. R. Burks Home (HR #006)

One by One Minimum Maintenance Courtesy Notice



**Judge Crichton Home
HR # 005**





Date: September 21, 2009
To: Historic Preservation Commission
From: Mike Zachry, CEO, One by One Leadership
Subject: L Street Historic Preservation Plan

We are looking forward to presenting to you a plan for the historic preservation of significant historic assets on L Street in Downtown Fresno.

As you know, this plan involves the following components:

1. The preservation/restoration of the Helm Home and the Newman Homes.
2. The sale of the East Side of L Street between Amador and San Joaquin to Granville Homes.

Our plan, the final form of which will be forthcoming to you prior to your meeting on September 28, 2009 by overnight mail, will be presented by me with support from our L Street Historic Preservation development team.

We will be presenting you with specifics regarding ongoing consultation by a qualified historic architect, construction supervision by a local contractor experienced in historic preservation and renovation, and a financing plan that will assure that the plan is fulfilled.

We will also be submitting an estimated timeline.

We look forward to presenting our plan to you on September 28 and answering any questions you might have at that time.

One by One Leadership
1727 L Street
Fresno, CA 93721
Phone: 559-233-2000
Fax: 559-233-2810